



Report of Technical Review Committee

Docket #: PC 2006-023 Project Type: Primary Date of Report: 4/26/2006
Project: Carroll Subdivision, 4-lot subdivision
Project Description: located on the north side of Fry Road and west of Northwest Park
Waivers: None
Engineer: Northpointe Surveying Representative(s): Donna Smithers

TRC Members Present

Planning:
Ed Ferguson
Deborah Luzier
Lowell Weber

Engineering:
Paul Peoni
Kevin Riddle

Fire Department:
Rodney Johnson

Other:
Keith Meier - Sanitation
Evan Springer – Parks
Thane Morgan – Trails Advisory Board

Minutes:

Smithers introduced project. The back part of the property (north of the creek) is to be dedicated for park land. Wasn't sure if they needed waivers from the passing blister requirement.

Ferguson asked how much room they had. Smithers stated that they have 80 feet. Peoni said that the length is required to be 200 feet. Smithers said that there are existing power poles to work around. Peoni said that if accel/decal lanes could not be provided, a 40-foot turning radius would at least be required. Regardless, the BPWS will need to review the plans.

Meier said that the front lots could be served by sewer using gravity, and the back lots would require grinders. Sewer lines should be in easements. He asked if they knew where the homes would be located. Smithers said that they did not know at this time. She would prepare the utility easement when they know where everything will be.

Johnson distributed his written review and said that more information would come when they submit the secondary plans. He asked that existing hydrants be shown.

Ferguson said that sidewalks would be required along Fry Road. Springer said that he was more focused on property dedication than on the sidewalks at this time. Smithers asked when the sidewalk should be installed. Ferguson said it should be installed when the first property is developed. Weber asked what would become of the existing driveway on Fry Road. Smithers said that the driveway would be removed and that the lot would access the shared driveway.

Peoni said that the internal shared driveway only 20 feet wide and asked Johnson if this was adequate. Johnson said that 24 feet is better, but 20 feet is the minimum and would be adequate for this situation. Smithers said that it could be widened to 24 feet. Peoni said that this would be preferred. He also noted that the entire driveway will need to be paved. Smithers expressed concern about this. Ferguson said that they can apply for a variance, but most likely the first 20-30 feet will still need to be paved. Luzier added that a variance would need to be secured before building permits would be issued, but the platting process could continue without the variance. Peoni added that the ordinances expressly govern the requirements for the pavement and improvements.

Peoni asked that the floodway fringe be shown on the plans.

Motion to approve comments by Weber, second by Johnson. Motion passes unanimously.

The Technical Review Committee, having reviewed the above plat/plans and related documents, makes the following report:

That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES

With the following conditions:

- 1) Inspection agreement, performance guarantees, and dedications shall be executed with the BPWS prior to issuance of land alteration permit.
- 2) Sewer Availability Fee (SAF) shall be paid prior to issuance of building permit.
- 3) Sanitary sewer plans shall be subject to review and approval by outside city consultant.
- 4) Plans shall note that the developer is responsible for completing all improvements in compliance with city standards and ordinances and the project engineer is responsible for design of all improvements in compliance with city standards and ordinances.
- 5) Landscape plans shall be subject to revision as per written staff report.
- 6) All written comments listed in Senior Planner's report shall be met. (attached)
- 7) All written comments listed in Fire Department's report shall be met. (attached)
- 8) Final plat approval and issuance of permits shall be subject to review and approval of final sanitary sewer plans and easements being obtained by owner/developer.
- 9) Provide easements for sanitary sewer connection lines (lines will be privately owned and maintained) subject to review and approval by Sanitation Superintendent.
- 10) Frontage walk to be a six foot wide segment of the trail.
- 11) Show existing driveway on Fry Road and add a note stating it will be deleted.
- 12) Drainage plans and calcs subject to further review and approval by City Engineering.
- 13) Driveway pavement shall be 24-feet wide from Fry Road north to rear lot line of Lot #3.
- 14) Turning radius for decal land shall be 40 feet.
- 15) Show/label floodway and floodway fringe boundaries on the primary plat plans.
- 16) Passing blister on the south side of Fry Road shall be subject to further review and approval and/or waiver by the BPWS.